167.0	0004	0001.D	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	775,000 /	775,000
					USE VALUE:	775,000 /	775,000
					ASSESSED:	775,000 /	775,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMERON RENEE L
Owner 2:	
Owner 3:	
Street 1:	147 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARDILLO CHARLES W & JENNIFER -
Owner 2:	-
Street 1:	3597 SHADOW GROVE RD
Twn/City:	PASADENA
St/Prov:	CA Cntry:
Postal:	91107

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2712 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5175.000	392,500		382,500	775,000
Total Card	0.119	392,500		382,500	775,000
Total Parcel	0.119	392,500		382,500	775,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 285.75 | /Parcel: 285.75

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110640

GIS Ref

GIS Ref

Insp Date 05/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.0-0004-0001.D

!12932!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	392,500	0	5,175.	382,500	775,000		Year end	12/23/2021
2021	101	FV	380,800	0	5,175.	382,500	763,300		Year End Roll	12/10/2020
2020	101	FV	421,200	0	5,175.	382,500	803,700	803,700	Year End Roll	12/18/2019
2019	101	FV	319,700	0	5,175.	382,500	702,200	702,200	Year End Roll	1/3/2019
2018	101	FV	319,700	0	5,175.	338,800	658,500	658,500	Year End Roll	12/20/2017
2017	101	FV	319,700	0	5,175.	284,200	603,900	603,900	Year End Roll	1/3/2017
2016	101	FV	319,700	0	5,175.	284,200	603,900	603,900	Year End	1/4/2016
2015	101	FV	312,100	0	5,175.	245,900	558,000	558,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:49:50

LAST REV

Date	Time
04/12/21	14:56:49
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12932

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARDILLO CHARLE	73190-41	1	8/28/2019		794,000	No	No		
HUGHES JASON D/	57314-372		8/18/2011		540,000	No	No		
RODRIQUEZ JUAN	42794-573		5/14/2004		510,000	No	No		
WATT DIXIE	24238-436		2/3/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	110640
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1358	Re-Roof	8,100					
11/5/1998	766	Manual	5,000	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	Missed Appt.	CC	Chris C
5/17/2018	MEAS&NOTICE	CC	Chris C
7/3/2012	Left Notice	JBS	JOHN S
11/18/2011	MLS	EMK	Ellen K
11/1/2008	Meas/Inspect	197	PATRIOT
12/8/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5175		Sq. Ft.	Site		0	70.	1.06	8			Med. Tr	-5					382,540						382,500	

Total AC/HA:	0.11880	Total SF/SM:	5175	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	382,540	Spl Credit		Total:	382,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22628975
Const Adj.:	0.99989998
Adj $ / SQ:	159.402
Other Features:	105950
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533272
Depreciation:	140784
Depreciated Total:	392488

COMMENTS

OF=STALL SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

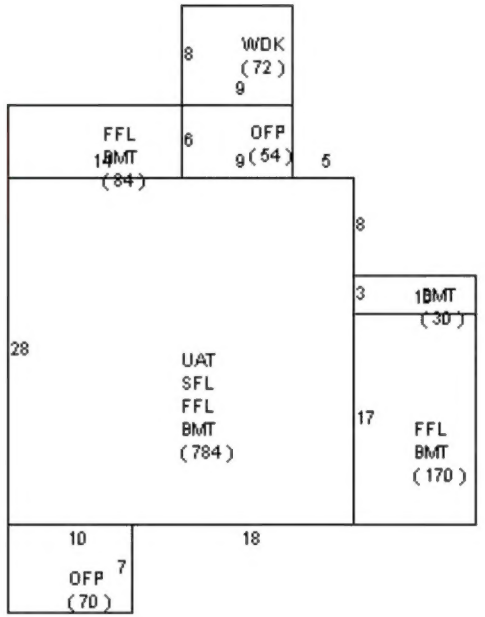
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.34
Special Features:	0	Val/Su Net:	119.59
Final Total:	392500	Val/Su SzAd	215.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,068	57.770	61,695
FFL	First Floor	1,038	159.400	165,459
SFL	Second Floor	784	159.400	124,971
UAT	Upper Attic	196	111.580	21,870
OFP	Open Porch	124	29.800	3,696
WDK	Deck	72	16.000	1,152

Net Sketched Area:	3,282			Total:	378,843
Size Ad	1822	Gross Area	3870	FinArea	2712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	F	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

167.0-0004-0001.D

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc